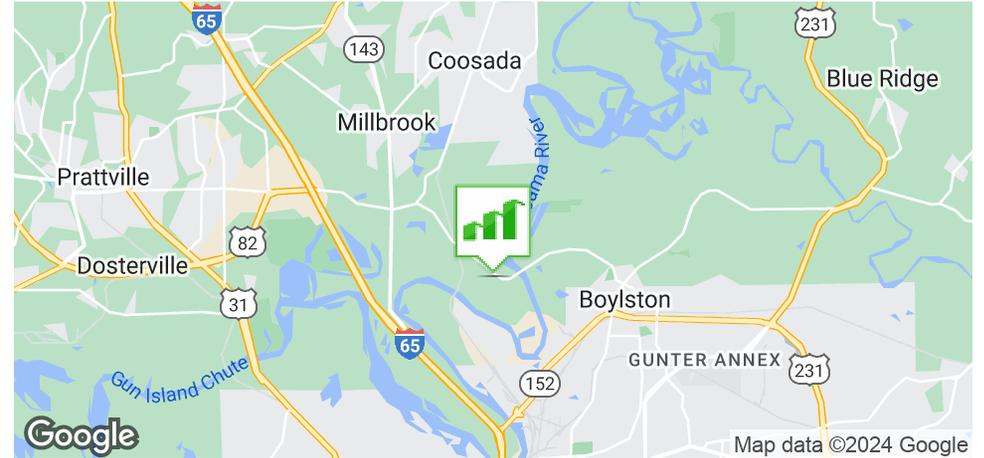


2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

Executive Summary



OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 8.21 Acres

Year Built: 2020

Zoning: Agricultural, Commercial

PROPERTY HIGHLIGHTS

- ±8.21 Acre Blueberry Farm- property boasts numerous fruit bearing trees, vines and bushes
- Farm includes 4 storage buildings- 2 that hold farm equipment (some equipment is included in sale) and 1 that houses the well for the farm
- Also includes one ±2,300 SF office building that is only 3 years old
- Office building includes elevator, 8 offices, 3 kitchens, 2 baths, 3 storage rooms, large conference room, & waiting/reception area
- Outside includes a covered area with tables and a check out counter
- Current lease is in place- great investment opportunity!
- Ample parking for employees, customers & visitors
- ± 4.4 miles from Cobbs Ford Rd
- ± 7.8 miles from I-65
- ± 8.6 miles from Downtown Montgomery
- ± 10.3 miles from Maxwell- Gunter Annex

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

Additional Photos



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com



2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

Additional Photos



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com



2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

Demographics

DEMOGRAPHIC SUMMARY

2362 Alabama River Pkwy, Millbrook, Alabama, 36054

Ring of 3 miles

KEY FACTS

6,657

Population



2,711

Households

37.1

Median Age

\$33,991

Median Disposable Income

EDUCATION

23%

No High School Diploma



38%

High School Graduate



28%

Some College



11%

Bachelor's/Grad/Prof Degree

INCOME



\$39,241

Median Household Income



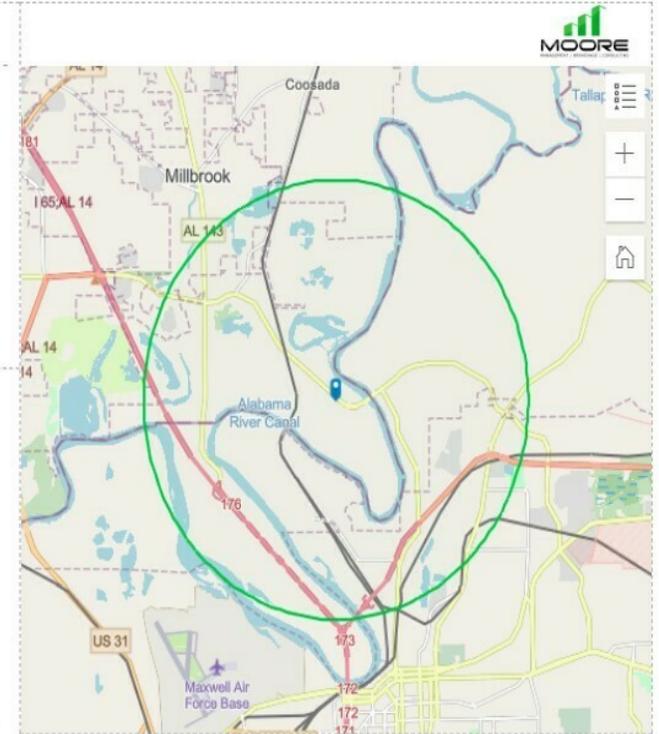
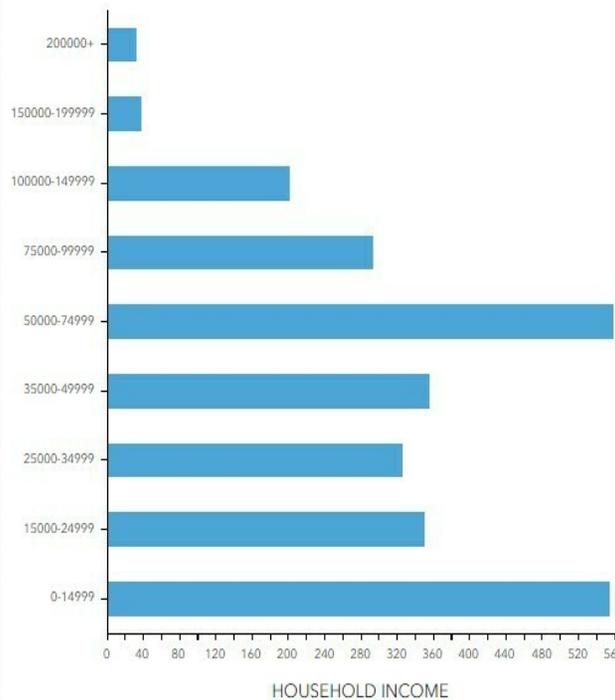
\$21,494

Per Capita Income



\$40,868

Median Net Worth



EMPLOYMENT



White Collar

38%



Blue Collar

45%



Services

19%

6.4%

Unemployment Rate

JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com



2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

Retail Map



JON MASTERS, CCIM

334.387.2724

Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1958 | moorecompanyrealty.com

